

Minutes
Town of Lake Park, Florida
Community Redevelopment Agency Meeting
Monday June 16, 2003 7:30 p.m.
Town Commission Chambers, 535 Park Avenue

The Community Development Board met for the purpose a regular Community Redevelopment Agency Meeting on Monday, June 16, 2003 7:30 p.m. Present were Mayor Paul Castro, Vice-Mayor G. Chuck Balias, Commissioners Longtin, Otterson and Garretson, Board-members Patricia Plasket and Gerald Foland, Interim Town Manager Hoa Hoang and Deputy Town Clerk Bambi Turner.

Mayor Castro called the Meeting to order at 7:30 p.m.

Mayor Castor led the Pledge of Allegiance.

Deputy Town Clerk Bambi Turner performed the Roll Call.

ADDITIONS/DELETIONS

Mayor Paul Castro requested to have a presentation by Richard Ahrens added to the Agenda under Presentations.

MOTION: A motion was made by Vice Mayor Chuck Balias to approve the June 16, 2003 Agenda as amended; Commissioner Garretson made a second.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balias	X		
Mayor Castro	X		
Boardmember Gerald Foland	X		
Boardmember Patricia Plasket	X		

Motion passed 7-0

MOTION: A motion to approve the Community Redevelopment Agency Meeting Minutes from April 21, 2003 was made by Vice Mayor Balius and seconded by Commissioner Otterson.

Vote on Motion:

Commission Member	Yes	No	Other
Commissioner Garretson	X		
Commissioner Otterson	X		
Commissioner Longtin	X		
Vice-Mayor Balius	X		
Mayor Castro	X		
Boardmember Gerald Foland	X		
Boardmember Patricia Plasket	X		

Motion passed 7-0

PRESENTATIONS

Mr. Richard Ahrens, Kinetic Road, stated that his purpose was to provide an update of his current project on Park Avenue. He indicated that he has kept his color scheme consistent with the colors on the Post Office. He communicated that the 1st level would be retail space, 2nd level office space, 3rd and 4th levels are for condo space. He further briefed the Board regarding the different photographic angles that had been taken of the project and how it would visually affect the surrounding residents' view as it pertains to the project. He went on to discuss plans for landscaping, access to particular floors, apartment square footage and pricing a possible arcade, the parking garage and his plans to have minimal traffic impact that would affect the northern residential neighborhood.

In response to a question posed by the Town Commission, Mr. Ahrens explained that he has not discussed with staff the concrete wall issue, but feels that a conflict could arise regarding Seacoast Utility in that Seacoast will only allow a 12 foot easement, 6' feet in the front and 6' feet in the rear. He stated that he has planned to meet with Seacoast and make the wall visible on his plans and if Seacoast objects, then he will come back before the Community Redevelopment Agency to take further action. He stated that the traffic will meet the concurrency and zoning requirements.

Diane Munroe, 441 Hawthorne Drive, stated that she is 100 percent opposed to the four-story, high-rise building. She stated that she would not have a problem with it if he would go back to his original plans of only 2 stories. She feels that the building does not blend with the other buildings on Park Avenue. She feels that the building is too big and she does not want to live behind a structure of that size.

DISCUSSION ITEMS

U.S Department of Commerce Economic Development Administration Grant Application for Update of Community Redevelopment Plan

Deputy Town Clerk Bambi Turner informed the Board that the grant is actually funding that comes from the U.S. Department of Commerce Economic Development Administration and is available annually. She stated the funding was announced on April 9, 2003 and that she had received direction from the Interim Town Manager to proceed with getting an approval from the Town Commission which has been obtained. She further discussed that the suggested use for the funds would be for planning. The current CRA plan was developed in 1996 and she feels that it needs to be updated. She also feels there are assets in the CRA District which need to be identified as to their current status to date. She stated that the funds could also be used to enhance the entrepreneurial capacity in that district to identify and develop additional financial resources for the small business sector and to possibly provide support to the commercial and industrial expansion of that area.

In response to a question posed by the Board, Deputy Clerk Turner stated that the grant is being sought before the Community Redevelopment Agency to seek authority to proceed with updating the CRA plan. She voiced that the purpose of updating the CRA plan is to include other business innovation programs, enhance business development and provide more opportunities for small business in that area which would benefit the economy of the Town of Lake Park. She indicated to the Board that originally the plan was supposed to be developed in-house, without hiring an outside source, although, if the Board desires to hire a consultant, she can research and bring this back at a later meeting for an update.

The Community Redevelopment Agency gave consensus to proceed with the U.S Department of Commerce Economic Development Administration Grant Application for Update of Community Redevelopment Plan. The Board directed staff to research the availability of consultants to write the grant.

**Approval for participation at the North Palm Beach County Chamber of Commerce
2nd Annual 2003 Business Showcase and Leadership Luncheon on October 7, 2003.**

Interim Town Manager Hoa Hoang informed the Board that staff has only received an application and that the cost has not yet been established, however, he will find out the pricing for the booth and the display board. He stated that it is an advantage for us to get to know our neighboring Town with the help of staff or volunteers to man the booths.

The Board suggests contacting a few of the Towns' businesses to contribute to the booth in order to promote Park Avenue and CRA businesses. The Board expressed their sentiment that they prefer staff as opposed to volunteers to efficiently represent the Town.

The desire of the Board was to defer this discussion until the next meeting.

Engineering Plan for Alleyways

Interim Town Manager Hoa Hoang sought direction from the Board to have the plans for this project drawn up by the former Town Engineer Lee Collum. He informed them that the project only includes paving, drainage, utilities, parking, street lighting and underground electrical. Interim Town Manager Hoa Hoang says that he will meet with Mr. Collum and come back before the Board with a cost estimate.

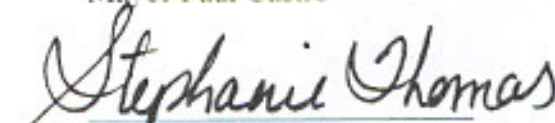
The Board's desire was to table this issue until the next meeting when Mr. Doug Drymon is on board.

Thomas J. Baird, Esq. Town Attorney informed the Board that he has made contact with the attorney regarding the Water Tower Road monies and he has not yet heard back from him. The Board directed the Town Attorney to review the language of the Bond Contract to determine exactly what should be done with the funds.

ADJOURNMENT:

There being no further business to come before the Community Redevelopment Board, after a motion to adjourn was made by Vice Mayor Balus, seconded by Commissioner Paul Garretson, by unanimous vote, the meeting adjourned at 8:32 p.m.


Mayor Paul Castro


Deputy Town Clerk, Stephanie Thomas

Approved on this 18th day of August, 2003.